

## **EXHIBIT A**

Deposit 12/29/2020  
Amount \$0.00  
Transaction 1 of 2  
Altema Tax Certificate Fund II LP Collection Account (69888) 42405

# CERTIFICATE OF SALE

## FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 20-00002

I, **LORRAINE MAHER** of **MILLSTONE** TOWNSHIP, COLLECTOR OF TAXES of the taxing district of the  
the COUNTY of **MONMOUTH** and State of New Jersey, do hereby certify that on  
the **3rd** day of **December**, **2020** at a public sale of lands for  
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements  
thereto I sold to **ATCF II NEW JERSEY, LLC**

whose address is **PO BOX 69239, BALTIMORE, MD 21264-9239**

for **Twenty Five Thousand Seven Hundred Ninety Seven** dollars and **Fifteen** cents, the land  
in said taxing district described as Block No. **37. 03** Lot No. **26. 16**  
and known as **14 MOUNTAINVIEW CT**, on the tax  
duplicate thereof and assessed thereon to **PETERSIDE, CHAMBERLAIN & KARINE**

### THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
<b>Taxes For: 2019</b>	<b>21,247.53</b>	<b>4,399.62</b>	<b>25,647.15</b>
<b>Assessments For Improvements</b>			
<b>Total Cost of Sale</b>	<b>150.00</b>		<b>150.00</b>
<b>Total</b>			<b>25,797.15</b>
<b>Premium (if any) Paid</b>	<b>133,000.00</b>		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of  
**0.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by  
statute. The sale is subject to municipal charges accruing after **December 31, 2019**;  
municipal authority charges accruing after **December 31, 2019** and assessment  
installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **4th** day of **December**, **2020**

STATE OF NEW JERSEY  
COUNTY OF: **MONMOUTH**

*Lorraine Maher*  
**LORRAINE MAHER**

SEAL  
COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **4th** day of **December**, **2020** before me a  
Notary Public of New Jersey, personally appeared **LORRAINE MAHER**,  
the Collector of Taxes of the taxing district of **MILLSTONE TOWNSHIP** in the County of **MONMOUTH**,  
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the  
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and  
purposes therein expressed.

Prepared By: *Lorraine Maher*  
**LORRAINE MAHER**

PREPARER

*Kathleen Hart*  
**KATHLEEN HART**

NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector and those of the Notary Public who takes this  
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

Name of Municipality

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Mayor Municipal Clerk

(NJSA 46:18-6 & 54: 5-55)

Seal of Municipality to be affixed

No. \_\_\_\_\_  
**Tax Sale Certificate**

Collector of Taxes

Municipality of \_\_\_\_\_

County, New Jersey

To \_\_\_\_\_

Entered \_\_\_\_\_ Compared \_\_\_\_\_ Checked \_\_\_\_\_

Received in the Register Office of the County of

New Jersey

on the \_\_\_\_\_ day of \_\_\_\_\_

A.D. 20 \_\_\_\_\_, at \_\_\_\_\_ o'clock in the \_\_\_\_\_

Recorded in Book \_\_\_\_\_ for said \_\_\_\_\_

County on Pages \_\_\_\_\_

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

Name of Corporation

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
President Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate